

Carmel Mountain Ranch

Community Facilities Financing Plan

Fiscal Year 1995

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(R-95-1045)

RESOLUTION NUMBER R- 285248

ADOPTED ON JAN 24 1995

WHEREAS, the Carmel Mountain Ranch Community Plan amendment required a plan for the financing and timing of community facilities; and

WHEREAS, the owners and developers of Carmel Mountain Ranch have submitted a proposed plan for the financing of community facilities for the Carmel Mountain Ranch Community; and

WHEREAS, the Planning Commission recommended approval of the Carmel Mountain Ranch Community Facilities Financing Plan on September 22, 1994; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Carmel Mountain Ranch Community Facilities Financing Plan, Fiscal Year 1995, dated January 1995, on file in the office of the City Clerk as Document No. R-285248, be and the same is hereby approved as a replacement for the Carmel Mountain Ranch Community Facilities Financing Plan adopted May 20, 1985, as Document No. RR-263212.

APPROVED: JOHN W. WITT, City Attorney

By



John K. Riess

Senior Deputy City Attorney

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INTRODUCTION

Scope of Plan

This Financing Plan has been prepared in accordance with City of San Diego Council Policy 600-28 titled "Requirements for Development Approval in Planned Urbanizing Areas." The Policy requires, in part, that a community facilities financing program, setting forth the methods and sources of financing of all needed public improvements for a community, shall be adopted by the City Council.

The original Rancho Carmel Community Facilities Plan was adopted by City Council Resolution no. R-255249 on October 26, 1981. That Plan was based on the Rancho Carmel Community Plan which had been previously adopted by City Council Resolution no. R-253790 on March 16, 1981.

The Rancho Carmel Community Plan was subsequently amended by the adoption of the Carmel Mountain Ranch Community Plan on August 14, 1984 by City Council Resolution no. R-261374.

The first amendment to the Rancho Carmel Community Facilities Financing Plan, which was entitled "Carmel Mountain Ranch Community Facilities Financing Plan, March 1985", was prepared to conform to the new development plan for the Carmel Mountain Ranch Community and superseded the original Rancho Carmel Community Facilities Financing Plan. This Plan identified the community facilities needed to support the ultimate development of the Carmel Mountain Ranch Community Plan Area pursuant to the Community Plan which had been approved in

1984. This Plan additionally contained an estimated development forecast and analysis, a cost and timing estimate for the needed capital facilities and analysis of the proposed and recommended methods of financing.

This Update is the second update to the Financing Plan and will amend the March 1985 Plan by taking into account the actual development activity that has occurred since 1985. In addition, an amendment to the Community Plan is being processed with the City of San Diego concurrently with this update to the Financing Plan. It is anticipated that this Update will take into account the changes proposed by the Community Plan Amendment and will be approved concurrently with this Amendment.

Summary

This update to the Community Facilities Financing Plan provides the framework for the financing of approximately \$54 million of community facilities to serve the residents and businesses that will ultimately be located in Carmel Mountain Ranch. The method recommended for financing most of the community facilities is the straight forward approach of developer financing and construction. The facilities that have been or will be provided have been coordinated with the responsible City departments to assure consistency with City standards and requirements. Such coordination will continue through the design and construction phases thereby guaranteeing that the City will be provided with high quality community facilities.

The recommended financing approach places the responsibility for providing the needed community facilities directly on the developers of

the land, as required by Council Policy 600-28. This Plan will be reviewed annually, as appropriate, in light of changing financing techniques and actual development of the Community. Should circumstances warrant, additional updates to this Financing Plan may be proposed in order to assure that the Plan is kept consistent with the Community Plan, economic conditions and available financing methods.

Carmel Mountain Ranch Community Plan

The Carmel Mountain Ranch Community Plan was previously adopted by the City Council by resolution no. R-261374 on August 14, 1984. The Community Plan covers an area of approximately 1,489 acres located south of Rancho Bernardo, east of Rancho Penasquitos, west of the City of Poway and north of Sabre Springs. The Community Plan was further amended by the City Council on January 5, 1988 by resolution no. R-270089.

The 1994 amendment to the Community Plan calls for the ultimate development of 180.5 acres of industrial property, 132.4 acres of commercial property, and 626 acres of residential property. The remaining 550.1 acres consist of 347.2 acres of parks and open space (including golf course), 120.1 acres of major circulation roads and improvements, and 82.8 acres of schools and public facilities (e.g. fire station and library).

The community facilities included in the Carmel Mountain Ranch Community Plan and required for ultimate development of the Plan Area fall into the following categories:

Major circulation roads

Park Improvements
Trunk sewers
Water supply, storage and pump stations
Fire station
Library
Open Space
Park and Ride

Branch Library: While Carmel Mountain Ranch's development, by itself, would not require a branch library, the developers have previously agreed to construct and donate a library facility (contingent on the City's agreement to operate and maintain) that will serve not only Carmel Mountain Ranch, but also Sabre Springs to the south, Bernardo Heights to the north and other surrounding communities, per the requirements of the City of San Diego. With this update to the Financing Plan, the developers have agreed to expand the size of the library, to locate the library on a larger lot, and to expand the book budget by an additional \$200,000.

Park Improvements: The residential developments within Carmel Mountain Ranch have additionally contributed by way of park fees toward the cost of a Community Recreation Building to be located in the Community Park and a Community Swimming Pool that will serve this and neighboring communities.

SR-56 (Ted Williams Parkway): SR-56 is a proposed state highway that will ultimately provide a connection between Interstate 5 in the community of Carmel Valley and SR-125 in the City of Poway. Portions of this roadway have been constructed with or currently are under construction utilizing funding from TRANSNET, the one-half cent sales tax which was approved by the voters in 1987. Partial funding for this

roadway has also been received from the communities of Carmel Valley and Rancho Penasquitos from funds collected through their respective FBA (Facilities Benefit Assessment) accounts. Still unfunded is that portion of this roadway located in the North City Future Urbanizing Area. However, 100 percent of the funding for that portion of the roadway located between I-15 and Pomerado Road (City of Poway), with a construction cost of approximately \$13.9 million, has been funded by the developer of Carmel Mountain Ranch. As a result, it has been determined that the construction of this portion of the roadway, e.g. that portion located easterly of I-15, fulfills this community's obligation to share in the overall cost of this regional facility.

Schools: School facilities are not included in this Financing Plan, but are being determined through joint studies by the developer and the Poway Unified School District. The school district adopted an agreement with the developer on May 21, 1984 which designated the potential school sites within the Community and establishes the method for determination of the need for the sites. The developer and District have cooperated in the determination as to how to finance the school sites and facility acquisition and/or construction and have formed a Mello-Roos District for this purpose.

Financing Plan Divided Into Sections

This Financing Plan has been divided into several sections. The second section of this Plan provides an estimated forecast and analysis of the rate of development in Carmel Mountain Ranch. The third section describes the specific community facilities required for the development of Carmel Mountain Ranch and relates the need for those facilities to the development forecast. The fourth section discusses the alternative

means of financing the community facilities that were considered and sets forth the method recommended for adoption by the City Council. The final section provides a detailed description, cost estimate and location map for each of the community facilities covered by this plan.